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**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**  
**SELF-CONTAINED RETAIL/  
CONSULTING ROOMS/OFFICES**  
**Approx. 814 sq.ft. (75.62m<sup>2</sup>)**



**37a LOWFIELD STREET, DARTFORD, KENT DA1 1EW**

**LOCATION:**

Situated in a Town Centre position close to the Town's ring road system and adjacent to the Priory Shopping Centre and Sainsburys Superstore. The property is located opposite the site of the proposed extensive Tesco Superstore and town centre development.

**DESCRIPTION:**

A mid-terraced self-contained building comprising a ground floor retail area with internal staircase to the first floor accommodation which provides 3 separate rooms and a waiting area formerly used as consulting rooms for medical purposes with D1 use. There is additional space at 2<sup>nd</sup> floor level for storage purposes. Electric security shutter to shop front.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

**ACCOMMODATION:**

(with approximate dimensions and floor areas)

**Ground Floor approx. 156 sq.ft. (14.49m<sup>2</sup>)**

**1<sup>st</sup> Floor**

consulting room approx. 335 sq.ft. (31.12m<sup>2</sup>)

waiting area approx. 170 sq.ft.(15.79m<sup>2</sup>)

**2<sup>nd</sup> floor**

storage approx. 153 sq.ft.(14.21m<sup>2</sup>)

Total floor area approx. 814 sq.ft.(75.61m<sup>2</sup>)

**TERMS:**

The premises are to be let on a full repairing and insuring lease for a term to be agreed

**RENT:**

**£7,000 per annum exclusive**

**RATES PAYABLE:**

We understand from a verbal enquiry of Dartford Borough Council that the rates payable on the premises are £1,138.50 (2011/2012 assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

**LEGAL COSTS:**

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

**VAT:**

We are advised by our clients that VAT will *not* be payable upon the rental under current legislation.

**VIEWING:**

**STRICTLY by arrangement with the Owner's Agents:  
LINAYS COMMERCIAL Tel: 01689 875511**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property